



HOME REPAIR PRIORTIES-WHAT TO DO FIRST?

A GUIDE FROM GKOSIENSKICONSTRUCTION,LLC

Phone (203) 440-2712 or email gary@GKosienskiConstruction.com

Visit our website: www.GKosienskiConstruction.com

Repair & Remodeling-It is important to know where to start and what is most important. Know the market value of the property. Plan your budget considerations with this value in mind.

Your first and second items are critical considerations and should be “Top of the List Items”

Safety

Fire hazards, electrical wiring (hot to the touch receptacles), loose switches, GFCI’s where required, broken glass, tripping (fall) hazards, dead trees limbs over roof or driveway, wood stairs or deck deterioration, cracks in foundation, loose bricks or cap of chimney, loose siding or handrails.

Security

Doors w/dead bolt, locking windows, proper exterior lighting, shrubs trimmed away from house. Note that most local police departments will do an onsite review of your home security, free of charge.

Elements - (protection from)

Roof/valley leaks, weather elements getting in, insulation, mold present, windows/doors-jamb/sills, foundation leaks (water in basement), termite or carpenter ant damage, gaps in siding or fascia.

NEEDS (must be fixed)

Basic maintenance for the need of occupancy, items where if you don’t fix now will render home uncomfortable. Repairs done now or cost more later, i.e.... bad plumbing, loose tile in shower, nonfunctional single pane windows, ...many more can be listed, hope you get the idea....

Multi-Family Homes, code requirements

Some items are as follows; hand rails decks and stairwells to code height, fire rated doors to hallway, fire detectors, emergency lighting, fire exits, lead paint, asbestos, fire rated drywall.

WANTS

Budget and plan these “Fun” items. Keep remodeling costs within a ROI (return on investment) range of property value. Review cost vs. value available from realtors or on line Remodeling Magazine, Exterior remodeling and maintenance are your first impression when approaching the home. Improve curb appeal, i.e. painting, siding, eliminate cosmetic deficiencies, improve areas like the kitchen and bathroom, (these commonly help sell a property and often are the best ROI). More info on “Preparing To Sell” your property available upon request.

This is intended to be a guide only. It is not intended to be all-inclusive.

We would welcome the opportunity to come to your property to do a complete evaluation on the above and other items. There is currently no fee for this service*. We will also prioritize and give you a detailed estimate*. Please do not hesitate to contact us at (203) 440-2712 or email.

We would welcome the opportunity to be of service for any of you’re home (or commercial) remodeling and repair needs.